

082.0

0002

0015.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

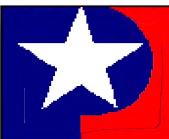
588,400 / 588,400

USE VALUE:

588,400 / 588,400

ASSESSED:

588,400 / 588,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
65		SUNSET RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MCKEE CEDAR	
Owner 2:	
Owner 3:	
Street 1: 65 SUNSET RD	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: GOLDMAN CEDAR M -
Owner 2: MCKEE TIMOTHY D -
Street 1: 65 SUNSET RD
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .076 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Asbestos Exterior and 1700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3297		Sq. Ft.	Site		0	70.	1.57	6									363,238						363,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3297.000	224,500	700	363,200	588,400		50802
							GIS Ref
							GIS Ref
							Insp Date
							09/15/18

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

588,400 / 588,400

USE VALUE:

588,400 / 588,400

ASSESSED:

588,400 / 588,400


**Patriot**  
Properties Inc.
**USER DEFINED**

Prior Id # 1:	50802
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	04:15:08
LAST REV	
Date	Time
06/11/19	09:24:07
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	224,500	700	3,297.	363,200	588,400		Year end	12/23/2021
2021	101	FV	218,300	700	3,297.	363,200	582,200		Year End Roll	12/10/2020
2020	101	FV	218,600	700	3,297.	363,200	582,500	582,500	Year End Roll	12/18/2019
2019	101	FV	192,300	800	3,297.	358,000	551,100	551,100	Year End Roll	1/3/2019
2018	101	FV	192,600	0	3,297.	275,000	467,600	467,600	Year End Roll	12/20/2017
2017	101	FV	192,600	0	3,297.	259,500	452,100	452,100	Year End Roll	1/3/2017
2016	101	FV	192,600	0	3,297.	238,700	431,300	431,300	Year End	1/4/2016
2015	101	FV	182,200	0	3,297.	223,100	405,300	405,300	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDMAN CEDAR M	1544-42	1	5/23/2019	Estate/Div		1	No	No	Filed Both Ways (Registered & Recorded Land)
NUGENT ELIZABET	1380-148		2/25/2010		375,000	No	No		
MC CARTHY EUGE	1068-164		2/25/2010	Convenience		1	No	No	
MCCARTHY GERTRU	1068-164		4/25/1990	Family		1	No	No	A

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2010	277	Re-Roof	7,200					

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	355	PATRIOT
1/11/2000	Meas/Inspect	277	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																																																																																																						
Type:	15 - Old Style		Full Bath	1	Rating:	Average																																																																																																												
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:		Rating:																																																																																																													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																																																																																																												
Foundation:	2 - Conc. Block		A 3QBth:		Rating:																																																																																																													
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Fair																																																																																																												
Prime Wall:	5 - Asbestos		A HBth:		Rating:																																																																																																													
Sec Wall:		%	OthrFix:		Rating:																																																																																																													
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																																																																																																															
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average																																																																																																												
Color:	WHITE		A Kits:		Rating:																																																																																																													
View / Desir:			Fpl:	1	Rating:	Average																																																																																																												
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:																																																																																																										
Grade:	C - Average		<b>CONDOS INFORMATION</b>																																																																																																															
Year Blt:	1928	Eff Yr Blt:	Location:		Total Units:																																																																																																													
Alt LUC:		Alt %:	Floor:																																																																																																															
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Const Mod:			Name:																																																																																																															
Lump Sum Adj:			<b>DEPRECIATION</b>																																																																																																															
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Avg Ht/FL:	STD		Functional:		%																																																																																																													
Prim Int Wal	2	- Plaster	Economic:		%																																																																																																													
Sec Int Wall:		%	Special:		%																																																																																																													
Partition:	T	- Typical	Override:		%																																																																																																													
Prim Floors:	3	- Hardwood	Total:	31	%																																																																																																													
Sec Floors:		%	<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>																																																																																																												
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	135.00		Rate	Parcel ID	Typ	Date	Sale Price																																																																																																								
Subfloor:			Size Adj.:	1.35000002																																																																																																														
Bsmnt Gar:			Const Adj.:	0.93100190																																																																																																														
Electric:	3	- Typical	Adj \$ / SQ:	169.675																																																																																																														
Insulation:	2	- Typical	Other Features:	74347																																																																																																														
Int vs Ext:	S		Grade Factor:	1.00																																																																																																														
Heat Fuel:	2	- Gas	NBHD Inf:	1.00000000																																																																																																														
Heat Type:	5	- Steam	NBHD Mod:																																																																																																															
# Heat Sys:	1		LUC Factor:	1.00																																																																																																														
% Heated:	100	% AC:	100	Adj Total:	325409																																																																																																													
Solar HW:	NO	Central Vac:	NO	Depreciation:	100877																																																																																																													
% Com Wal		% Sprinkled:		Deprecated Total:	224532																																																																																																													
<b>MOBILE HOME</b>						WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																										
Make:			Serial #:		Year:		Color:																																																																																																											
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 082.0-0002-0015.0																																																																																																												
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19	Patio	D	Y	1	16X12	A	AV	2010	4.20	T	7.2	101			700		700																																																																																																	
More: N	Total Yard Items:	700	Total Special Features:		Total:	700																																																																																																												
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TQS	3/4 Story	504	169.680	85,516																																																																																																														
OPP	Open Porch	208	22.750	4,731																																																																																																														
ENT	ENTRY	40	24.580	983																																																																																																														
	Net Sketched Area:	2,116	Total:	251,061																																																																																																														
Size Ad	Gross Area	1196	FinArea	1700																																																																																																														
<b>IMAGE</b>																																																																																																																		
<b>AssessPro Patriot Properties, Inc.</b>																																																																																																																		